



ORDINANCE OF ANNEXATION BY THE CITY OF GALLATIN, TENNESSEE
ANNEXATION OF PROPERTY LOCATED OFF WENTWORTH DRIVE AND S.R. 25
NORTH AND WEST OF CAMBRIDGE FARMS SUBDIVISION – GOODALL INC.,
BUILDERS OWNER(S) – 56.84 (+/-) ACRES, S.B.E. TAX MAP #114//032.01 AND 11.68 (+/-)
ACRES, S.B.E. TAX MAP #114//032.03

BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, as follows:

WHEREAS, the property owners of the affected area have petitioned the City of Gallatin for annexation and the City of Gallatin deems it necessary and reasonable to annex the territory described herein;

WHEREAS, the proper notice and public hearing will have been accomplished prior to final passage;

NOW THEREFORE BE IT ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that the territory described in the attached Exhibit A is hereby annexed and incorporated within the corporate boundaries of the City of Gallatin, Tennessee.

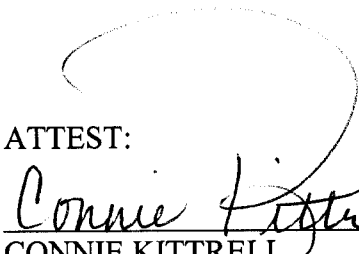
BE IT FURTHER ORDAINED BY THE CITY OF GALLATIN, TENNESSEE that the territory described in the attached Exhibit A shall become part of City Council District 4.

BE IT FURTHER ORDAINED BY THE CITY OF GALLATIN, TENNESSEE, that this ordinance shall take effect thirty (30) days after final passage, the public welfare requiring such.

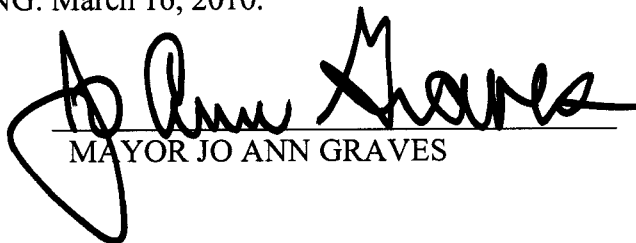
PASSED FIRST READING: February 16, 2010.

PASSED SECOND READING: March 16, 2010.

ATTEST:

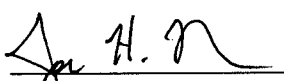


CONNIE KITTRELL
CITY RECORDER



MAYOR JO ANN GRAVES

APPROVED AS TO FORM:



JOE H. THOMPSON
CITY ATTORNEY

ITEM 2
1/25/10 GMRPC MEETING

Applicant requests approval of a Plan of Service and Annexation of property containing 68.52 (+/-) acres located north and west of Cambridge Farms Subdivision, off Wentworth Drive and S.R. 25. (6-1-09)

Attachment	2-1	Annexation Exhibit
Attachment	2-2	Legal Description
Attachment	2-3	POS Ordinance O1001-5
Attachment	2-4	Annexation Ordinance O1001-4
Attachment	2-5	Response letter from Mr. Joe Cummings, RLS dated 1/13/10
Attachment	2-6	Minutes from the 11/9/09 GMRPC Work Session (unofficial)
Attachment	2-7	Minutes from the 1/11/10 GMRPC Work Session (unofficial)

ANALYSIS

The applicant is requesting approval of a Plan of Service and Annexation of property containing 68.52 (+/-) acres located north and west of Cambridge Farms Subdivision, off Wentworth Drive and S.R. 25. This property is currently located outside the Gallatin Planning Region; therefore, the City must annex this property in order to bring it into the Gallatin City limits. The subject property is located within the City of Gallatin's Urban Growth Boundary and is contiguous to the existing City limits.

The annexation and rezoning of this property were discussed at the November 9, 2009 Planning Commission Work Session and at the January 11, 2010 Planning Commission Work Session. Copies of the minutes from those meetings have been included with this staff report for your information.

The rezoning request for this property is the next item on the agenda. The Planning Commission is required to review the Plan of Service Ordinance and provide a recommendation to the Gallatin City Council. Please refer to Attachment 2-3 for a detailed description of the proposed Plan of Service for this property.

Departmental Comments

The Public Utilities Department noted that detailed plans and specifications for water and sanitary sewer installation must be submitted for approval.

RECOMMENDATION

Staff recommends that the Planning Commission recommend approval of the Plan of Service and Annexation request to the Gallatin City Council with the following condition:

1. The applicant shall submit detailed plans and specifications for water and sanitary sewer installation to the Public Utilities Department for approval.

STAFF REPORT

Printed: 19-Jan-2010

@ 7:00 pm

File No:

6-1-09

Meeting Date: 01/25/2010
Project: THE RESERVE - POS & ANNEXATION
Applicant: GOODALL INC. BUILDERS
Requested Action: ANNEXATION

Purpose:

Applicant requests approval of a Plan of Service and Annexation of 68.52 (+/-) acres located north and west of Cambridge Farms Subdivision, off Wentworth Drive and S.R. 25.

TaxMap # 114 / /032.01

Additional Parcels:

114 / /032.03

Use Classification: RESIDENTIAL
DWELLING, ONE-FAMILY DETACHED
Existing Zoning: ESTATE A
Location: WENTWORTH DRIVE AND S.R. 25
Parcel Size: 68.52 (+/-) ACRES
Existing Use: VACANT
PUD: No

Surrounding Land Use & Zoning:

North: ESTATE A
South: ESTATE A
East: R20 PUD
West: ESTATE A

Departmental Comments & Other Special Information:

Dept of Public Utilities

12/28/09:

1. Detailed plans and specifications for water and sanitary sewer installations must be submitted for approval.

10/29/09:

1. Must submit water and sanitary sewer plans and specifications for approval.

Planning Office

Planning Office

Planning Division Project Manager: Katherine Schoch/Robert Kalisz

Review date: 1/7/10

1. Add new project name to exhibit: "The Reserve".
2. Correct city limits line near Douglas Lane in vicinity map. See GIS map copy.
3. Reverse "in" and "out" notes for Orgain and Cambridge Farms property.
4. Add city limit boundary for Ray Bowles property (114//021.04).
5. Remove Planning Region for Thelma Schiavone property (114//019.00).

Resubmittal documents must be turned in to the Planning Division by 4:30 PM on Thursday, 1/14/10. Resubmittals must include the following information in order to be considered a complete resubmittal:

* Sixteen (16) corrected, folded copies of the resubmittal documents (1 full size and 15 half size if original plans are greater than 18 x 24, and architectural drawings if needed.

* Digital copies of plans and supporting information/correspondence pertaining to this project in the following formats:

- DGN or DWG file of subdivision plats, site plans, PMDP, and FMDF
- PDF files of all pages of subdivision plats, site plans, PMDP, and FMDF
- PDF of all supporting documents and correspondence.
- Label file formats on CD

* Detailed response letter addressing all departmental review comments.

* RETURN CHECKPRINT & CHECKLIST

This project will be considered at the following City Council Meetings:

- Council Committee: 2/9/10
- 1st Reading at City Council: 2/16/10

Ad run for Public Hearing on 2/11/10 (15 days before PH) by Codes/Planning Division

Public Hearing at City Council: 3/2/10

2nd Reading at City Council: 3/16/10

Annexation takes effect on 4/16/2010, 30 day following 2nd Reading on 3/16/2010.

The rezoning file traveling with this case will take effect on 4/16/2010, 30 days following 2nd Reading on 3/16/2010

This schedule is subject to change.

Planning Division Project Manager: Katherine Schoch/Robert Kalisz

Review Date: 11/3/09

1. Add location to title block of property.
2. Correct title to read "Annexation Application Exhibit for the Goodall Inc., Builders Property.
3. Add address of owner/developer to title block.
4. Verify and add county zoning of property. (Current zoning).
5. Verify and add acreage to each of the parcels.
6. Verify and correct zoning and parcel numbers for surrounding property owner.
7. Verify and correct city limits, add Planning Region to drawing and vicinity map.
8. Provide current zoning yards and setbacks in notes.
9. Provide proposed zoning for properties.
10. Provide FEMA note in notes.
11. Add surveyor's notes that pertain to this property as far as utility information, subsurface and environmental conditions, preparation, property location, liability, compliance, etc.

Planning Office

12. Add North arrow to vicinity map.

13. Add to legend: water, sewer, gas, city limits, fire hydrants, and anything that pertains to this drawing.

Resubmittal documents must be turned in to the Planning Division by 4:30 PM on Thursday, 11/12/09. Resubmittals must include the following information in order to be considered a complete resubmittal:

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- Label file formats on CD

* Detailed response letter addressing all departmental review comments.

* RETURN CHECKPRINT & CHECKLIST

CODES:

12/22/09: No Codes issues

10/30/09

No comments

Engineering

1/7/10: No comments

11/4/09: No comments

Fire Dept

1/5/10: No comments.

11/4/09: No comments

Police Dept

12/29/09: no comments

10/29/09:

No comments

Gallatin Dept of Electricity

12/23/09: O.K.

11/5/09: O.K.

Sumner County, E-911

12/28/09: No comments

10/30/09: No comments

Analysis

See separate staff analysis

Recommendations

See separate staff recommendation

ATTACHMENT 2-5

The Cummings Group, Inc.

5574 Powell Sullivan Road

Franklin, TN 37064

Tel: (615) 595-0300

Fax: (615) 595-0588

Email: jmcsurveyor@gmail.com

January 13, 2010

City of Gallatin Planning

Re: Response to Review Comments dated 1/08/2010

The Reserve - POS & Annexation

Your File #: 6-1-09

The Review Comments have been addressed as follows:

Planning Office (1/07/2010):

Items 1 through 5 have been revised as requested.

Sincerely,


Joe M. Cummings

RECEIVED
JAN 14 2010

GALLATIN PLANNING
& ZONING

**REVISED
RESUBMITTAL**

6-1-09

Development Plan also includes a change to the access on the site due to the location of a natural creek. Mr. Perry said the access point has shifted 200 feet to the south.

Ms. Schoch said Staff has seen this plan and the minor/major issue can be addressed tonight. Ms. Schoch said that Staff has met with the applicant and Staff does not have an issue with the architectural elevation changes if the Planning Commission is comfortable with the CMU on the back of the building. Ms. Schoch said Staff does not have an issue with the site layout changes as a minor amendment. Ms. Schoch said the access changes are usually left to the discretion of the City Engineer and typically considered major amendments.

Mr. Ramsey said he is concerned with the back of the building being a painted block. Ms. Schoch said the Gallatin Zoning Ordinance states that block is a prohibited material; however, this is consistent with the other Publix in Gallatin.

Mr. Ramsey said he is concerned about the vast parking lot that was previously broken up by two buildings. Mr. Ramsey asked if there would be extra landscaping. Mr. Perry said there are landscape islands with trees. Mr. Wilson asked if the parking could be moved to the back of the store. Mr. Perry said that Publix would not approve that change.

Dr. Orgain asked if a compromise could be made by adding more green space to break up the asphalt.

Chair Dempsey said the main issue is whether the changes to the plan will be considered a major or minor amendment. Chair Dempsey said access changes are typically considered a major amendment.

Mr. Ramsey said that the other issues are minor changes once the City Engineer looks at the access. Ms. Schoch asked Mr. Tuttle if there is an issue with alignment of the access. Mr. Tuttle said the issue he has with the plan is how it matches up with the rest of the Preliminary Master Development Plan. Mr. Tuttle said this access shifted 200 feet creating an offset intersection.

Dr. Orgain asked if the property owner on the other side could be asked to align with the new Publix access.

Ms. Schoch said it might be mutually beneficial if the properties align. Chair Dempsey asked Mr. Perry to contact Mr. Dan Downs, owner of the property across the street, regarding aligning the accesses.

Chair Dempsey said the only other issue he has is that the one side of the building where the pharmacy drive-thru is located should be dressed up and improved. Mr. Perry said he agreed.

Ms. Schoch asked about the parphets on the backside. Mr. Perry said the wall is 30 feet behind the building and the mechanical equipment would not be seen.

Item 5: Discuss proposed annexation and rezoning for Cambridge Farms located on State Route 25 and Liberty Branch Road (PC File #6-1-09 and PC File #3-16-09)

Mr. Bob Goodall Jr., with Goodall Inc. Builders, stated that the parcel at the back of Cambridge Farms Subdivision has changed to different models with 2,000 square feet and 2,400 square feet homes. Mr. Goodall said the new homes being considered are called Easy Living Homes, which are retiree and "baby boomer"

6-1-09
3-16-09

friendly. Mr. Goodall said that 17 acres has been left for open space going to the creek. Mr. Goodall said there are viewing opportunities, and recreation and open spaces.

Mr. Goodall said this is a separate development from the Cambridge Farms PUD. Mr. Goodall said the Cambridge Farms density was two units per acre and this development density will be 2.3 units per acre. Mr. Goodall said the lots would be smaller to accommodate open space. Mr. Goodall added that the buyers do not want a large yard.

Mr. Goodall said he is requesting an exception be approved for a 40-foot right-of-way in some of the areas. Mr. Goodall said the main connector is a 50-foot right-of-way.

Mr. Goodall said at the north of the property are Phases 3 and 4 and the lots are a wider width to accommodate some of the house plans.

Mr. Goodall said the property has two access points into Cambridge Farms and access to Red River Road (S.R. 25).

Mr. Goodall said large mature trees surround the entire perimeter of the property. Mr. Goodall said the required bufferyards would be proposed; however, his practice is to go above and beyond what is required.

Chair Dempsey asked about the open space. Mr. Goodall said the areas next to the creek and the woods will be manicured. Chair Dempsey asked if there would be play areas for children. Mr. Goodall said there would not be play areas for children. Mr. Goodall said there are improvements costing approximately \$20,000 being made to Cambridge Farms play areas. Chair Dempsey said he was considering grandchildren of the homeowners. Mr. Goodall said if it is required he would put in a playground.

Mr. Goodall said there would be a phasing schedule and this will probably be a two or three year project.

Mr. Ramsey asked if sidewalks would be brought to Red River Road. Mr. Goodall said he would prefer not to bring the sidewalks to Red River Road.

Mr. Ramsey asked about the 40-foot right-of-way request. Mr. Tuttle said the Subdivision Regulations require a 50-foot right-of-way to accommodate on street parking. Chair Dempsey said he is not in favor of the 40 foot wide street.

Mr. Tuttle said traffic calming situations could be addressed. Mr. Tuttle said the trend is towards low impact development design and smaller pavement widths.

Mr. Goodall said he would be happy to work with Staff regarding the bufferyards.

Dr. Orgain asked about lighting. Chair Dempsey said this is a Department of Electricity issue. Mr. Robert Kalisz, Planner I, suggested underground utilities. Dr. Orgain said that the lighting from Cambridge Farms Subdivision takes away the country affect of the area. Dr. Orgain said he would like to see down lighting installed. Chair Dempsey suggested the developer might check with the Electric Department.

Chair Dempsey asked that Mr. Dufour work hard to satisfy all the business owners in the area and be sure there is minimum impact to businesses.

Mr. Allers said this same presentation would be given to City Council.

Ms. Katherine Schoch, Assistant Director Codes/Planning, asked about the timeframe for project completion. Mr. Dufour said this project is ARRA funded and there is a lot of paper work and approvals to go through the State. Mr. Dufour said construction would start a few months after the approvals are received.

Item 2: Discuss proposed annexation and rezoning for Cambridge Farms located on SR 25 and Liberty Branch Road (PC File #6-1-09 and PC File #3-16-09)

Ms. Schoch said Staff reviewed the submittals, which included the recommendations of the Planning Commission.

Mr. Bob Goodall, Jr., with Goodall, Inc. Builders, said one of the recommendations was that Middleton Lane be a 50-foot right-of-way. Mr. Goodall said the Planning Commission questioned when the recreations areas would be complete. Mr. Goodall said that walking trails and the playground would be constructed in Phase 2. Mr. Goodall passed around a picture of the playground equipment that would be installed in the development, copy of which is attached to these minutes as Exhibit B.

Mr. Goodall said, in response to the Planning Commission's request, lot sizes will be submitted. Mr. Goodall said regarding the request for a tree survey to be provided at the Final Master Development Plan stage, Mr. Goodall asked if the survey could be provided at the final plat. Ms. Schoch said it would be in the best interest of Mr. Goodall to provide the tree survey at the Final Master Development Plan stage because Staff may give a bufferyard reduction at that time. Mr. Goodall agreed that he would give a count of the existing trees to Staff.

Mr. Goodall addressed the Planning Commission's question regarding the access easement being used as a construction entrance and stated that the decision has not been made. Mr. Goodall asked if he would have to come back to the Planning Commission if the road is used as a construction entrance. Mr. Tuttle said it would save the existing Cambridge Farms roads to have a construction entrance.

Without objection, the Planning Commission said it would not be necessary to come back to the Planning Commission if Mr. Goodall decides to use the easement as a construction road. Mr. Tuttle reminded Mr. Goodall that he would have to get permission from the State if the easement is to be used as a construction road because it is a State route.

Mr. Ramsey asked for assurance that, if Mr. Goodall decides to use the easement as a construction road, he will come back to the Planning Commission after construction is complete to build the road to specifications or close the road. The Planning Commission agreed.

Ms. Schoch said this item will be on the next Planning Commission meeting agenda.

6-1-09
3-16-09



City of Gallatin, Tennessee

Codes/Planning Department

**Gallatin Municipal-Regional Planning Commission
ACTION FORM**

DATE: January 29, 2010

TO: Mr. Jack Ludington
Goodall, Inc. Builders
393 Maple St., Ste 100
Gallatin, TN 37066

FROM: Gallatin Codes/Planning Department

RE: January 25, 2010: Gallatin Municipal-Regional Planning Commission Meeting
The Reserve – POS & Annexation: PC File #6-1-09

At the above referenced meeting, your request for approval to annex The Reserve was:

- ☐ RECOMMENDED
☒ RECOMMENDED WITH CONDITIONS
☐ NOT RECOMMENDED
☐ DEFERRED

Conditions of approval:

1. The applicant shall submit detailed plans and specifications for water and sanitary sewer installation to the Public Utilities Department for approval.

Approval contains the following requirements:

- ☒ CITY COUNCIL APPROVAL
- Council Committee: 2/9/10
 - 1st Reading at City Council: 2/16/10
 - Ad run for Public Hearing by Codes/Planning Department: 2/11/10
 - Public Hearing at City Council: 3/2/10
 - 2nd Reading at City Council: 3/16/10

cc: Mayor Jo Ann Graves
Mr. Joe H. Thompson, City Attorney
PC File #6-1-09

**CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA**

FEBRUARY 9, 2010

DEPARTMENT: CODES/PLANNING

AGENDA # 7

SUBJECT:

Ordinances # O1001-5, O1001-4 and O1001-6 for Plan of Service, Annexation, and Rezoning of 68.52 (+/-) acres located north and west of Cambridge Farms, located off Wentworth Drive and S.R. 25.

SUMMARY:

The property owner is requesting the annexation and rezoning of 68.52 (+/-) acres located outside the Gallatin Planning Region, off Wentworth Drive and S.R. 25. Property to be rezoned from Sumner County zoning of Estate A to R15 Medium Density Residential Planned Residential Development.

RECOMMENDATION:

After discussion, forward to City Council

ATTACHMENT:

☐ Resolution
☒ Ordinance

☐ Correspondence
☐ Contract

☐ Bid Tabulation
☒ Other

Approved	<input checked="" type="checkbox"/>
Rejected	<input type="checkbox"/>
Deferred	<input type="checkbox"/>

Notes: